



Sunnymead, Midsomer Norton, Radstock, BA3 2SD

£435,000

- **Detached Family Home**
- **Self Contained Annex**
- **Well Presented**
- **Near Norton Hill School**
- **Driveway Parking**
- **4 Bedrooms**
- **EPC Band C**
- **Close To Amenities**

Barons are delighted to bring to the market this well presented four-bedroom detached family home. Conveniently situated in a desirable location, the property has easy access to local shops, schools, and everyday amenities.

The property has been thoughtfully extended to provide an attached annex, perfect for growing families or extended relatives.

The accommodation is well laid out and arranged over two floors. You are welcomed into the entrance hall, on the left is downstairs WC, through the next door on the left is the sitting room. The room benefits from feature fireplace and window recess, making it a great space to sit in the evening to read a book. Through the sitting room is the main house kitchen / living room. The room is generously sized making it a great space for both entertaining friends and daily family living. The kitchen is well fitted, with a range of undercounter and wall hung units, oven, worktop and space for white goods. There is a door that leads through from here to the annex space.

The self contained unit with private entrance in, is finished to a high standard, the living space is open plan with modern kitchen fitted. The sitting area has to sky lights to allow an abundance of natural light to pour in, in addition to the large window to the front. Bedroom 3 can be found to the rear of the annex with view to the garden and door to access externally.

Up to the first floor you will find three bedrooms, two of which are generous doubles and the third a single bedroom which would be perfect for a home office or nursery. The family bathroom comprises shower over bath, basin with vanity cupboard unit beneath, heated towel rail and WC.

Externally, the property boasts a fully enclosed rear garden, providing a private and secure space ideal for outdoor entertaining, family activities, or simply relaxing and enjoying the sunshine. The property also benefits from off street parking with a driveway to the front.

Sitting Room 15'7" x 13'7" (4.76 x 4.15)

Kitchen / Dining Room 16'10" x 10'1" (5.15 x 3.08)

Bedroom 3 10'2" x 8'8" (3.12 x 2.66)

Kitchen / Sitting Room 20'8" x 7'4" (6.3 x 2.26)

Shower Room

Bedroom 1 10'2" x 11'3" (3.12 x 3.45)

Bedroom 2 10'2" x 8'9" (3.12 x 2.68)

Bathroom

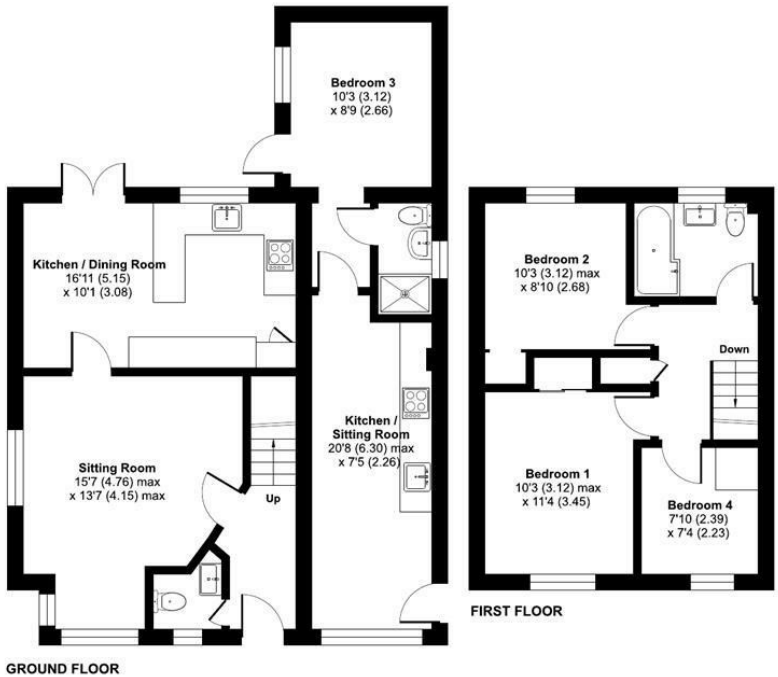
Bedroom 4 7'10" x 7'3" (2.39 x 2.23)



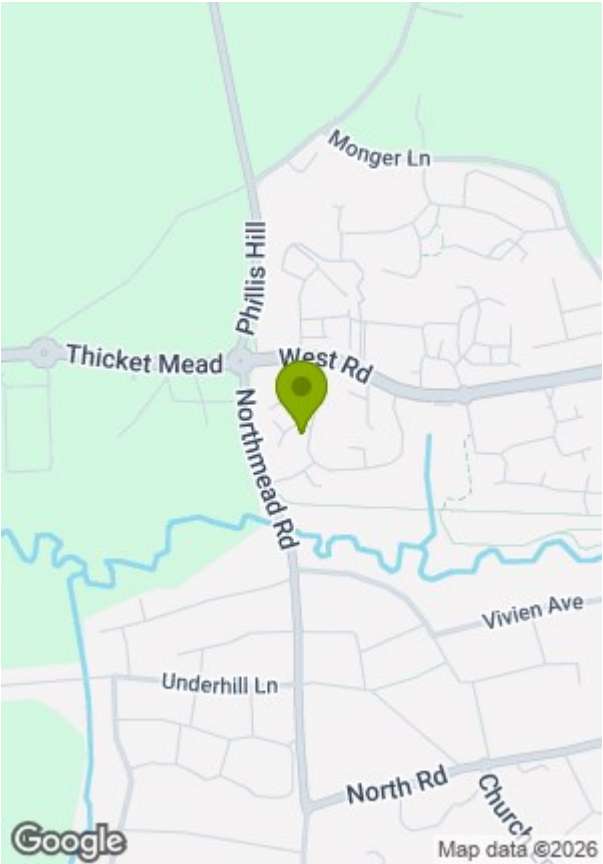


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Approximate Area = 1148 sq ft / 106.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Barons Property Centre. REF: 1456891



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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